

CITY OF WORCESTER PLANNING BOARD



SPECIAL PERMIT APPLICATION FOR COMMERCIAL CORRIDOR OVERLAY DISTRICT

Division of Planning & Regulatory Services
City Hall, 455 Main Street, Room 404, Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

- 1. Street Address of the Property in this Application: 216 and 221 Chandler Street
Assessor's Map, Block & Lot: 06-012-00036 & 00055
2. Name of Applicant: Polar Views LLC
3. Address of Applicant: 89 West Main Street, Unit 101, Northborough, MA 01532
4. Telephone: (508) 926-3464
5. E-mail: jsmith@bowditch.com
6. Interest in Property: (216 Chandler Street) (221 Chandler Street)
A. Owner [X] B. Developer [X] C. Other []
7. Owner of Record, if different from Applicant: Daniel Yarnie
8. Address of Owner of Record: 89 West Main Street, Unit 101, Northborough, MA 01532
9. If the applicant is different from the owner, fill out the following:

AUTHORIZATION: I, Polar Views and Daniel Yarnie, Owner of Record of the property listed with the Assessing Division of the City of Worcester, Massachusetts as Map 06 Block 012 Lot(s) 00036 00055, do hereby authorize Joshua Lee Smith, Esq. to file this application with the Division of Planning & Regulatory Services of the City of Worcester on this the day of January, 2025.

Polar Views LLC Daniel Yarnie
By: Daniel Yarnie, its Manager

On this 10th day of January, 2025, before me personally appeared, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he/she executed the same as his/her free act and deed.

NOTARY PUBLIC

My Commission Expires: 5/20/27



(If there is more than one owner of the land to be considered in this application, a notarized authorization is required for each owner.)

10. What CCOD Special Permit/s Are You Applying For? (check all that apply):

- CCOD Special Permit for Motor Vehicle Related Uses:** To allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a
- CCOD Special Permit for Residential Conversion:** To allow conversion of existing buildings to multi-family residential uses, mixed-use buildings with a residential component, or a loft, creative entrepreneurs use where not allowed as of right in the underlying zoning district under Article IX Section 5.B.
- CCOD Special Permit for Drive-Through:** To allow Drive-Through Facilities and Services under Article IX Section 5.C.
- CCOD Special Permit for Building Setback:** For relief from the Building Front Yard Setback Maximum Dimensional Requirements under Article IX Section 6.A.6.
- CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings:** To reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii.
- CCOD Special Permit to Reduce Parking Requirements for Mixed Use:** To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b.
- CCOD Special Permit to Exceed Parking Maximums:** To exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E.
- CCOD Special Permit for Modification of Parking Dimensional Requirements:** For relief from parking dimensional requirements under Article IX Section 7.E.

11. Zoning Classification(s):

BG-3.0 and CCOD-E

12. Present Use:

216 Chandler last contained a dilapidated mixed-use building that was unoccupied for years and was recently razed and removed. 221 Chandler Street is a small retail plaza known as Keystone Plaza containing an approximately 35,537 square foot commercial building and 50+/- parking spaces with limited landscaping features.

13. Describe Proposed Use/General Description of Proposed Development of Property (include information about buildings (area, etc.) to be retained and proposed uses (in SF) of all buildings on site). Attach additional sheets if necessary:

The Applicant intends to construct and develop a mixed-use Eligible Development, consisting of a new approximately 29,497 gross square foot 6-story building (the "New Building") that will contain 21 dwelling units within 5 stories and approximately 2,920 square feet of commercial retail space on the ground level. The New Building will contain a mix of 1- and 2-bedroom apartments and a 6-bedroom penthouse suite on the top floor, roof garden, fitness rooms, lobby and lounge areas, and other common and amenity areas.

14. Land Use Approvals / Relief Previously Granted by other land use Boards:

None

15. SPECIAL PERMIT FINDINGS OF FACT

The Board will make findings based on the criteria below to determine whether or not to approve the Special Permit. The Board may choose to adopt the findings of fact provided by the applicant or modify them based on public or staff comments, or Board discussion as needed.

In the spaces below, explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance. (Attach additional supporting documentation as necessary.)

- a. Social, economic or community needs that are served by the proposal:

Please see Statement in Support.

- b. Traffic flow and safety, including access, parking and loading areas:

Please see Statement in Support.

- c. Adequacy of utilities and other public services:

Please see Statement in Support.

- d. Neighborhood character and social structure:

Please see Statement in Support.

- e. Impacts on the natural environment:

Please see Statement in Support.

- f. Potential fiscal impact, including city services needed, tax base, and employment:

Please see Statement in Support.

16. SUPPLEMENTARY SPECIAL PERMIT FINDINGS OF FACT

Complete the requested additional information for the Special Permit(s) requested. Attach additional documentation as necessary. Only complete the sections which pertain to the Special Permit(s) you are applying for.

a. CCOD Special Permit for Motor Vehicle Related Uses:

If applying for a Special Permit to allow certain automobile-related uses within the CCOD under Article IX Section 5.A.1.a, complete the following:

- i. In the space below explain whether an existing building retains physical features, such as repair bays and/or specialized built-in equipment, and whether these characteristics are unique and central to the proposed use:

b. CCOD Special Permit for Residential Conversion

Not applicable. No supplemental findings of facts are required.

c. CCOD Special Permit for Drive-Through

If applying for a Special Permit to allow Drive-Through Facilities and Services under Article IX Section 5.C, complete the following:

- i. Describe the proximity to residential uses and potential impacts to residents resulting from proposed drive-through design and operating characteristics.

- ii. Explain whether the proposed site layout will have a detrimental effect on the street facade, require excessive driveway curb cuts, or adversely impact the pedestrian environment.

- iii. Describe screening of the drive-through service and lanes from the fronting street.

d. CCOD Special Permit for Building Setback

If applying for relief from the building front yard setback maximum dimensional requirements under Article IX Section 6.A.6, complete the following:

- i. Describe how the proposed project has unique architectural or functional aspects that warrant greater setback.

- ii. Explain how the proposed setback will not detract from the pedestrian environment or character of the neighborhood.

- iii. Explain how the front yard setback will be used for appropriate landscaping, pedestrian facilities or open spaces, and not for parking, loading or storage.

e. CCOD Special Permit to Reduce Parking Requirements for Conversion or Reuse of Existing Buildings

If applying to reduce minimum parking requirements for non-residential change of use or building reuse under Article IX Section 7.B.3.c.ii., complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.

- ii. Explain how physical constraints on the property would not reasonably allow for provision of required parking.

f. CCOD Special Permit to Reduce Parking Requirements for Mixed Use:

To reduce minimum parking requirements through credit for Mixed Use Development under Article IX Section 7.C.2.b, please complete the following:

- i. Explain how the site has sufficient access in the form of public on-street or off-street parking, transit service, or proximity to complementary uses.

**g. CCOD Special Permit to Exceed Parking Maximums OR
CCOD Special Permit for Modification of Parking Dimensional Requirements**

If applying to exceed the maximum parking limits specified in the CCOD under Article IX Section 7.E, or for relief from parking dimensional requirements under Article IX Section 7.E, complete the following:

- i. Explain whether the resulting development with the modifications proposed is substantially consistent with the purposes and intent of the Commercial Corridors Overlay District.

A main objective of the CCOD is to reduce the amount of land devoted to parking and utilize parking areas more efficiently. The proposed parking area at 221 Chandler Street is designed to limit the overall surface area so as to maintain an urban look and feel by not overwhelming the site with surface parking.

- ii. Explain the relationship of the modification to other planning considerations for the immediate area and within the Commercial Corridors Overlay District as a whole, including the plans, programs, policies and public investments of the various departments and agencies of the City of Worcester and the State of Massachusetts.

The non-coincidental peaking of the parking demands for the New Building and the existing uses at 221 Chandler Street serve to accomplish the objective of the CCOD by allowing of the parking at 221 Chandler Street to serve multiple uses. The Project will create new construction jobs, sustain post construction jobs, and will generate additional tax revenues and fees for the City.

The Project is in conformance with the purposes and intent of the Zoning Ordinance as it will provide much-needed and in-demand affordable housing (including 5% of units at 60%AMI) to support the City's critical housing stock, which will promote the economic vitality of the neighborhood and the City.

- iii. Explain whether the pedestrian environment provided on site and its connection to, and interaction with, the public right of way(s) is designed using best practices within the site's context.

The proposed parking, walkways and landscaping-related improvements are arranged for safe and convenient access for motorists and pedestrians. The Project promotes compact, environmentally-responsible (e.g., EV charging stations, interior and exterior bicycle storage and other eco-friendly features), pedestrian friendly mixed-use development that is physically and functionally integrated through site design and avoids over-dedication of land devoted to surface parking.

- iv. Explain the impact of the modifications on neighboring properties.

Proposed new lighting will be modern in design, and will not have a deleterious effect on or cause a nuisance to neighboring properties or abutting streets. The Project will dramatically improve the aesthetic appeal, design and quality of the Property, which is highly visible to the public.

- v. Explain whether the requested modifications are needed to provide adequate parking within the context of the other special permit criteria taking into consideration the combination of on and off-street parking.

The Project requires a total minimum of 48 parking spaces with respect to the new uses at 216 Chandler Street and the existing uses at 221 Chandler Street. The Project will provide 21 residential parking spaces for the 21 units while providing 29 spaces for the remaining commercial/non-residential uses at the New Building and the building at 221 Chandler Street. The residential unit to residential parking space ratio is 1:1, which parking ratio is higher than many of the parking ratios of other similar high-rise multifamily projects that have been approved in the City. The proposed parking will adequately serve the occupants of the New Building and 221 Chandler Street, and will not have a material negative impact on the neighborhood with respect to on or off street parking. A limited number of vehicles are anticipated to be utilized at the New Building in this denser urban environment, with the majority of units to consist of smaller households, i.e., 1-bedrooms. There is ample public and private off-street parking in the area for both residential and commercial parking.

WHEREFORE, the applicant(s) requests that this Board grant the special permit (s) as requested above.

Polar Views LLC
 By: , Daniel Yarnie, its Manager
 (Signature of Applicant or Applicant's Agent)
 If more than one applicant, all applicants must fill out information.

Polar Views LLC
 (Name of Applicant)

89 West Main Street, Unit 101, Northborough, MA 01532
 (Address)

(508) 926-3464
 (Contact Phone Number)

jsmith@bowditch.com
 (Email)

1/10/2025
 (Date)

Signed by:
 By: , Daniel Yarnie
 (Signature of Property Owner or Owner's Agent)
 If more than one property owner, all owners must fill out information.

Daniel Yarnie
 (Name of Property Owner)

89 West Main Street, Unit 101, Northborough, MA 01532
 (Address)

(508) 926-3464
 (Contact Phone Number)

jsmith@bowditch.com
 (Email)

1/10/2025
 (Date)

**CERTIFICATION OF COMPLIANCE WITH
WORCESTER REVISED ORDINANCES GOVERNING REVENUE COLLECTION**

***Note: This form must be completed and signed by both the applicant(s) and owner(s) of the property certifying payment of all local taxes, fees, assessments, betterments, or any other municipal charges of any kind. Failure to include a fully completed certification form with the application shall result in the application being deemed incomplete and ineligible for further processing by the Zoning Board of Appeals.**

Pursuant to Massachusetts General Law, Chapter 40, Section 57 and the City of Worcester General Revised Ordinance, Chapter 11, Section 26-28, the undersigned applicant and all parties having an ownership interest therein, hereby certify, under the pains and penalties of perjury, that the applicant(s) and owner(s) have complied with the laws of the Commonwealth of Massachusetts and the City of Worcester regarding payment of all local taxes, fees, assessments, betterments or any other municipal charges of any kind.

(Give first and last names in full. In case of a corporation give names of President, Treasurer and Manager; and in case of firms, give names of individual members.)

(1) If a Proprietorship or Single Owner of residential property:

Name of Owner Daniel Yarnie

Business Address 89 West Main Street, Unit 101, Northborough, MA 01532

Home Address 89 West Main Street, Unit 101, Northborough, MA 01532

Business Phone (508) 926-3464 Home Phone _____

Signature of owner (certifying payment of all municipal charges):

By:  , Daniel Yarnie Date: 1/10/2025

(2) If a Partnership or Multiple Owners of residential property:

Full names and address of all partners

Printed Names	Addresses
_____	_____
_____	_____
_____	_____

Business Address _____

Business Phone _____

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

_____	Date: _____
_____	Date: _____
_____	Date: _____
_____	Date: _____

(3) If a Corporation:

Full Legal Name Polar Views LLC

State of Incorporation MA

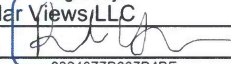
Principal Places of Business 89 West Main Street, Unit 101, Northborough, MA 01532

Place of Business in Massachusetts 89 West Main Street, Unit 101, Northborough, MA 01532

Printed Names of Officers of Corporation:	Title
<u>Daniel Yarnie</u>	<u>Manager</u>
<u>Rebecca Yarnie</u>	<u>Manager</u>

Owners of Corporation:		
Printed Names	Address	% of stock
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Signature of all owners of property (certifying payment of all municipal charges -attach multiple pages if necessary)

Signed by: Polar Views/LLC Date: 1/10/2025
 By: , Daniel Yarnie, its Manager Date:
8324077B007B4BE... Date:

(4) If a Trust:

Name of Trust

Business Address

Printed Names of Trustees:	Address
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Printed Names of Beneficiaries:	Address
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Signature of trustees of property (certifying payment of all municipal charges -attach multiple pages if necessary)

Date:
 Date:
 Date:
 Date:

(5) Signature of Applicant (if different from owner, certifying payment of all municipal charges):

Printed Name of Applicant: Polar Views LLC

Signed by: Polar Views/LLC Date: 1/10/2025
 Signature of Applicant: By: , Daniel Yarnie, Its Manager Date:
8324077B007B4BE...